

BUILDING A BETTER **LONG BEACH**

LONG BEACH DEVELOPMENT SERVICES

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SteelCraft

GRAND OPENING

Built entirely from repurposed shipping containers, the City's first permanent food plaza officially opened its doors in February. Located at 3768 Long Beach Blvd., in the Bixby Knolls neighborhood, SteelCraft features six local eateries and a variety of other small shops in a communal dining space. The

Planning Bureau staff worked with the applicant to approve the multi-tenant commercial project, which is the first of its kind in Los Angeles County. The unique 14,500-square-foot site is comprised of several 20- and 40-foot-long shipping containers from the Port of Long Beach outfitted with cutouts for windows, doors, and skylight. Home to a variety of gourmet eateries, SteelCraft also features vendors of farm fresh groceries and craft beer, a coffee shop, and a flower stand. The innovative project integrates the

solid metal containers with several new sustainable components, such as an AstroTurf artificial grass lawn to provide a warm and inviting space for people to come together over food and beverages. An outdoor dining area offers picnic tables with overhead lighting and landscaping. With something for just about everybody, SteelCraft is expected to reach a broad neighborhood and local customer base, as well as attract new visitors and tourists to Long Beach and the Bixby Knolls community.

Director's Message



With the new year in full swing, Long Beach Development Services continues to build on the incredible progress and growth experienced throughout the City, and remains focused on creating innovative ways of improving the livability and sustainability of the community. These efforts reflect a collaborative vision, and have been made possible through the diligence of dedicated staff, City departments, the Mayor and City Council, and our many community partners and active residents.

As we look to the year ahead, it also brings great pleasure to look back at the several noteworthy accomplishments celebrated by the Department over the past year—from the groundbreaking of a new affordable housing development, Anchor Place, and the preservation of existing affordable units around the City; to the ongoing revitalization of Downtown with completion of The Current and the opening of several new businesses; the expansion of Douglas Park; and numerous neighborhood improvement and beatification projects that will have a major impact on enhancing the public realm, improving quality of life, and promoting more economic energy throughout the City.

The Department also remains committed to providing the essential services that meet the needs of our diverse community, with continued efforts on development of the City's Five-Year Consolidated Plan, a proposed General Plan update, a comprehensive Southeast Area Specific Plan (SEASP) update, several historic preservation initiatives, a new Wayfinding Signage Program, and regularly held tree planting and neighborhood clean-up events.

We look forward to making great strides in 2017, and will work to keep our community partners updated and informed along the way. Thank you for your support in helping to Build a Better Long Beach.

Sincerely,

Amy J. Bodek, AICP
Director

2016 Highlights & Accomplishments

- Served nearly **60,000** customers at the Permit Center.
- Conducted more than **60,000** inspections.
- Provided nearly **5,000** plan checks.
- Responded to over **48,000** inquiries on the Permit Center Help Desk line.
- Resolved close to **8,500** code enforcement cases.
- Rehabilitated **20** multi-family units occupied by low-income households.
- Provided **106** reimbursements for business improvements.
- Planted almost **700** trees in Long Beach Port-adjacent neighborhoods.
- Served **312** neighborhood associations and community groups at the Neighborhood Resource Center.
- **2,978** volunteers held **113** clean-up events, removing over **1,035** tons of debris from Long Beach streets and neighborhoods.
- **2,349** units completed/under construction/approved in Downtown.
- Issued over **\$421 million** in residential and non-residential building permits.
- Provided grant assistance to **18** new Long Beach businesses.
- Issued **106** reimbursements to non-residential property and business owners for exterior improvements.
- **5,000** new jobs generated to date at Douglas Park.

Department News

Development Services recognizes that operational efficiency and effectiveness begin with a solid foundation. Organizational realignment has been implemented to streamline and strengthen the functions of the Department, along with the placement of the following staff members.

Celia Piz-Baltazar – Permit Center Supervisor

Celia manages the day to day operations and daily functions of the public permit processing center located at City Hall on the 4th Floor. Celia also oversees the activities of the Permit Technicians to ensure customer service excellence, effectiveness, and the timely issuance of permits and routine and technical information regarding municipal code requirements. Celia can be reached at 562.570.6472 or celia.piz@longbeach.gov.

Kurt Keating – Code Enforcement Bureau Manager

Kurt oversees the Code Enforcement Bureau, and is responsible for the enforcement of laws regulating public nuisance, public health, safety and welfare; and building standards through the prevention, detection, and investigation of code violations. He holds more than 25 years of experience in code enforcement and community preservation. Kurt can be reached at 562.570.6336 or kurt.keating@longbeach.gov.

Code Enforcement Bureau

Previously a component of the Neighborhood Services Bureau, the newly formed Code Enforcement Bureau consists of two divisions, including Standard Code Enforcement and the Multi-Family Housing Inspections, which will continue to resolve code enforcement issues, respond to complaints of violations, and implement the Proactive Rental Housing Inspection Program (PRHIP). The Code Enforcement Office is located at 100 W. Broadway, Suite 400, and can be reached at 562.570.6421.

Housing and Neighborhood Services Bureau

The Housing and Community Improvement Bureau and the Neighborhood Services Bureau have been merged to form the Housing and Neighborhood Services Bureau. The new bureau will coordinate the delivery of services that help develop and improve affordable housing, assist homeowners enhance business and commercial corridors, promote safe neighborhoods, and encourage community unity. The Housing and Neighborhood Services Bureau can be reached at 562.570.6949.

LBDS Annual Reports Now Available



To illustrate the great progress and undertakings of the Development Services staff, the Planning Commission, and the Cultural Heritage Commission, each year the Department issues a trilogy of special purpose report publications to creatively and artfully communicate and depict great achievements, an array of initiatives, and truly one-of-a-kind development projects throughout the City. Together, the *Downtown Plan Update*, *Planning Commission*, and *Cultural Heritage Commission 2016 In Review* not only take readers through our journey of Building a Better Long Beach, but visually communicate Development Services steadfast dedication to making Long Beach the best that it can be. To view the publications electronically or digitally on your handheld device, visit: www.lbds.info/publications/lbds_annual_reports.asp.



Electric Vehicle Charger Giveaway

Starting January 9, the City began distributing 270 EV chargers free of cost to Long Beach residents who own or lease an electric vehicle (EV) and obtain an electrical permit. It is estimated that over 1,300 electric vehicles are currently being used by Long Beach residents, with approximately 20 more added each month. The giveaway program coincides with the launch of a new expedited permitting process for residents interested in installing a residential EV charging station. The Building and Safety Bureau staff has begun implementing a new permitting and inspection process for the installation of residential EV chargers, in accordance with State regulations. Single-family homes and owner-occupied units of multi-family residential projects consisting of four or less units are eligible for expedited permitting. The EV charger giveaway is made possible by Mercedes-Benz USA. For more information or to apply, go to: www.longbeach.gov/Sustainability/Programs/Electric-Vehicle-Charger-Giveaway.

Long Beach Wins CA APA Awards

In October, Long Beach received three awards from the American Planning Association (APA) California Chapter. APA California each year recognizes exceptional planning achievements and influential works by individuals, cities, agencies, and non-profits Statewide. The following Long Beach projects and initiatives have been recognized for creating better communities and places of lasting value through excellence in planning:



- **Alcohol Nuisance Abatement Ordinance (ANAO); Award of Excellence, Implementation, Large Jurisdiction.**
- **Cabrillo Gateway and Anchor Place, Villages at Cabrillo; Award of Merit, Opportunity and Empowerment.**
- **Terminal Island (TI) Freeway Transition Plan; Award of Merit, Urban Design.**

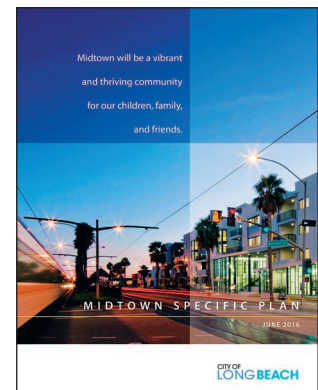
Earlier this year, the City received six awards from the Los Angeles Section of the APA. This is the third year that Development Services has been recognized by the APA.

New CA Building Standards Code

Effective January 1, 2017, the City is required by State law to enforce the 2016 Edition of the California Building Standards Code. The new changes consist of structural, fire, life safety, green building, and administrative provisions and procedures. The State adopts the latest edition of the California Building Standards Code and Uniform Housing Code every three years to establish consistent building and maintenance standards. For more information on the new Code changes, contact the Building and Safety Bureau at 562.570.LBDS (5237), or go to: www.lbds.info/building/engineering_n_development_services/building_standards_code.

Midtown Specific Plan Document

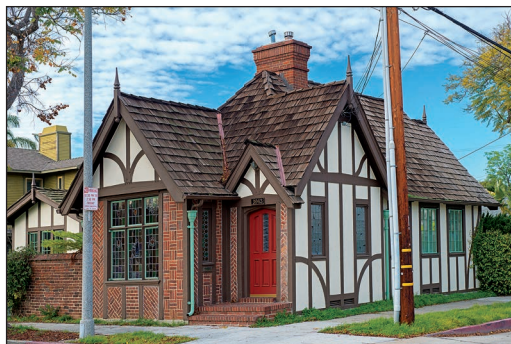
Adopted by the City Council in May 2016, the Midtown Specific Plan replaces the former Planned Development-29 (PD-29) for the Long Beach Boulevard corridor, and provides a framework for the development and improvement of the area spanning from Anaheim Street to Wardlow Road. Following several years of Planning Bureau staff efforts, the Midtown Plan will create new housing units and opportunities, stimulate investment and improvement of the corridor and enhance mobility, safety and wellness, open space, and connectivity in the nearby neighborhoods. View the Plan document at: www.lbds.info/midtown_specific_plan.



Mills Act 2017 Application Period



Long Beach started accepting applications for the third year of its reinstated Mills Act Property Tax Abatement Program (Mills Act) in February. The Mills Act is a State law that allows local governments to enter into contracts with historic property owners. Administered and implemented by local governments, the Mills Act offers economic incentives to qualifying owners of historic or designated landmark sites upon agreement to rehabilitate, restore, and protect their property. Under the Mills Act contracts, private owners receive tax relief in exchange for proper maintenance restoration of the historical and architectural character of the property for a revolving 10-year term. To further streamline the process, a combination application has been offered to provide an opportunity for applicants to designate a property as a landmark. The Planning Bureau staff held workshops in February and March to discuss the program, application process, and eligibility requirements with interested residents. There are 58 properties with Mills Act contracts in Long Beach to date, including a mix of single-family and duplex properties, multi-family properties, commercial properties, and mixed-use properties. For more information about the City's Mills Act Program, go to: www.lbds.info/millsact.



New Gender-Neutral Restrooms in Long Beach



Starting March 1, Long Beach is requiring that all single-user restrooms in any business, City and government building, and other public places be open to all genders and have new accompanying signage, as mandated by State Assembly Bill 1732. All existing City buildings with single-user toilet facilities are in the process of installing the new required signs to ensure equal access in public accommodations. Single-user restrooms are facilities with no more than one toilet and/or urinal, with a lock on the inside, and designated for use by one occupant at a time or for family or

assisted use. In accordance with State law and in compliance with Title 24 of the California Code of Regulations pursuant to the 2016 Edition of the California Building Code, the required unisex signage must be placed in clear view to entrances at single-user restrooms, and consists of a geometric triangle and circle. The triangle symbol should contrast with the circle symbol, either light on a dark background or dark on a light background. No pictogram, text, or Braille is required on the symbol. For more information on gender-neutral restrooms in Long Beach, visit: www.lbds.info/lbgenderneutralrestrooms.



LONG BEACH DEVELOPMENT SERVICES
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This information is available in alternative format by request at 562.570.3807.
For an electronic version of this newsletter, visit our website at www.lbds.info.

Public Meetings & Events 2017

The Cultural Heritage Commission meets the 2nd Monday of each month at 5:30 pm in City Hall Council Chambers.

The Long Beach Community Investment Company Board meets the 3rd Wednesday of each month at 4:00 pm in City Hall in the 3rd Floor Large Conference Room.

The Planning Commission meets the 1st and 3rd Thursday of each month at 5:00 pm in City Hall Council Chambers.

Zoning Administrative Hearings are held the 2nd and 4th Monday of each month at 2:00 pm in City Hall in the 7th Floor Large Conference Room.

Agendas subject to change.
For more information about meetings and events, please call 562.570.LBDS, or visit us online at www.lbds.info.



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